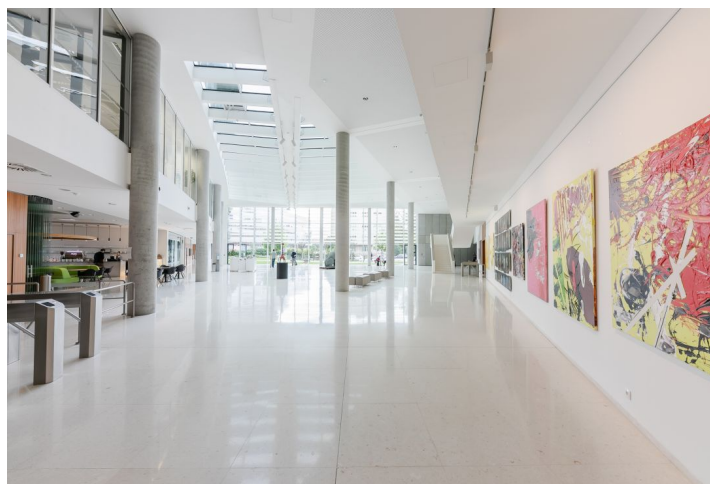




Office space

Praha 4, Nusle, Pikrtova

€ 18.00 / m² | CZK 455 / m²



**Office space**

Praha 4, Nusle, Píkrtova

€ 18.00 / m² | CZK 455 / m²

Service price	189 CZK monthly per m ²
Available area	1 250 m ²
Cellar	-
Parking	EUR 120 / ps / month
PENB	G
Reference number	100368

Office space for lease on the 2nd floor in an administrative building. On the ground floor there is a bike storage to hold up to 50 bikes, together with cloakrooms and showers. This storage has a separate entrance, through a pleasant park. Building is certified with BREEAM EXCELLENT certificate.

Location:

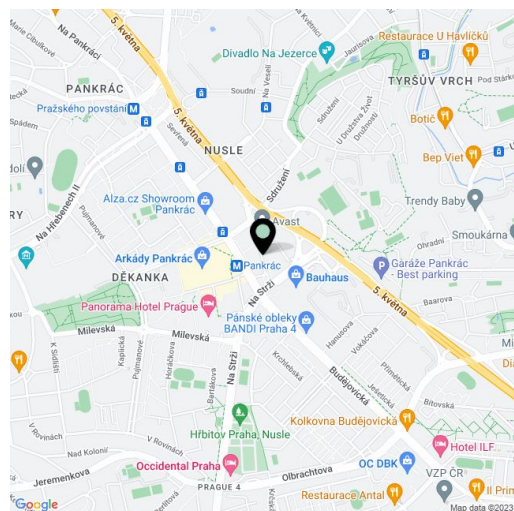
Its size and prominent position make the building the new landmark for the Prague 4 business district, of the most dynamic and sought-after office locality in Prague. Outstanding accessibility by car and public transportation – the building is situated next to the trunk road at the start of the D1 motorway, 50 meters from the Pankrac (line C) metro station.

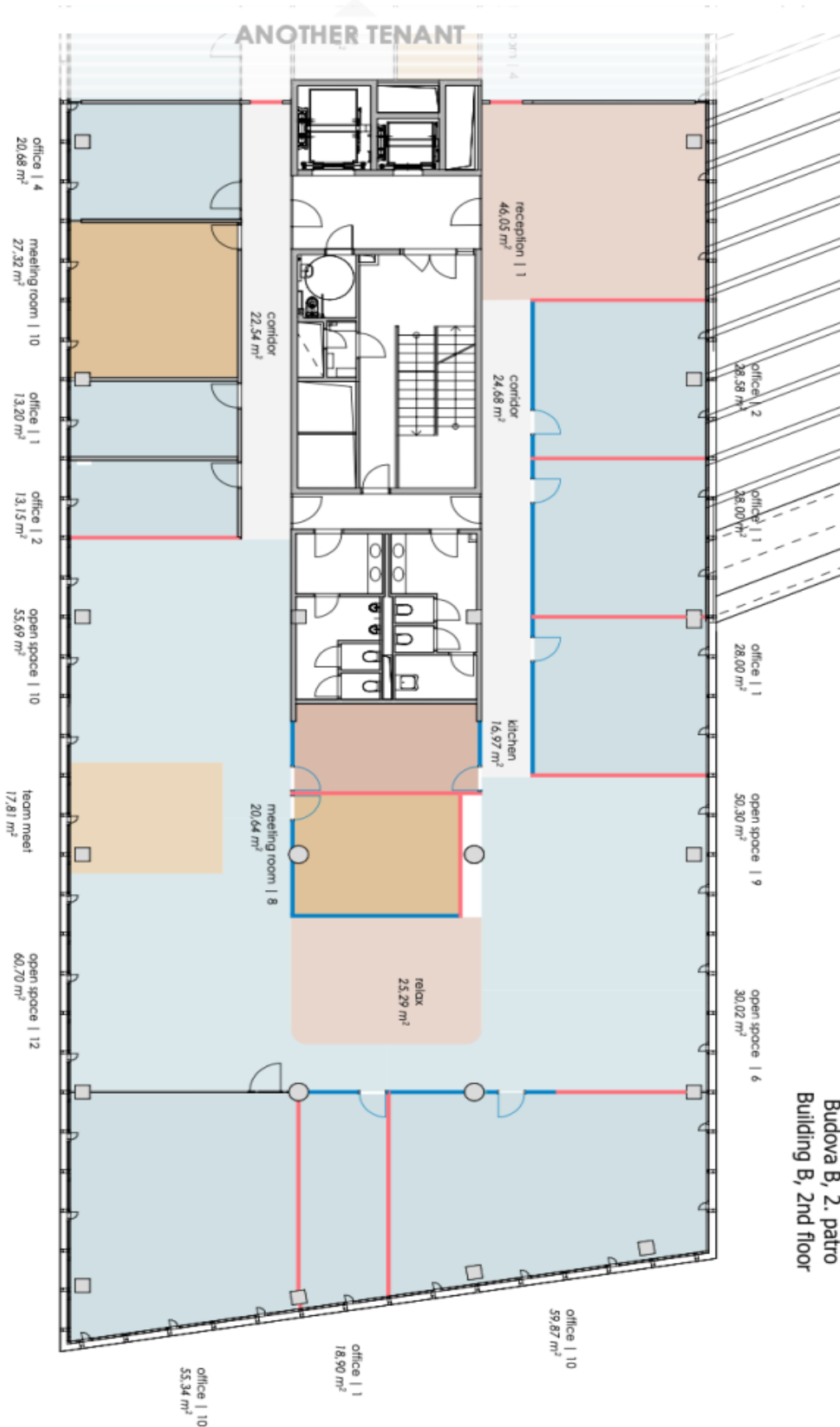
Features and Services:

- Central reception and 24/7 security service
- Magnetic card-controlled access
- 11 personal lifts (3 of which are for logistical purposes)
- Openable windows / External sun-blinds
- Central ventilation and air-conditioning of all spaces of the building supplemented by individual system of cooling beam units
- Individual climate control / Humidity control
- Raised floor including floor cases for electrical installations
- Connection of telephone lines and Internet
- Sophisticated Building Management System
- Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems
- Electronic fire signalisation
- Sprinklers in all rental premises
- Camera system monitoring the building and its surroundings
- Bicycle parking with showers and lockers
- Canteen and cafe-restaurant on ground floor
- Retail space on ground floor / Underground storage space / Goods supply

Images might not accurately reflect the current state of the premises.

Rental and service charges listed without VAT. Lessee pays no commission.







Budova B, 2. patro
Building B, 2nd floor

